

COLLEGE VIEW CAMPUS, PRELIMINARY PLAN NO. 12020017A

REGULATORY EXTENSION REQUEST NO. 4

Description

Request to extend review period, from January 12, 2026 to March 12, 2026; Request to reinstate Preliminary Plan No. 120200170, which was approved for three lots for up to 142 multi-family units, including 25 percent MPDUs, and up to 47,887 square feet of commercial use, and extend the Adequate Public Facilities (APF) validity period by 5 additional years.

COMPLETED: 12/10/2025

PLANNING BOARD HEARING DATE: 12/18/2025

MCPB ITEM NO. X

Planning Staff

JS
NY
PB

Jeffrey M. Server, Planner III, jeffrey.server@montgomeryplanning.org, 301.495.4513

Nkosi Yearwood, Supervisor, Upcounty Planning, nkosi.yearwood@montgomeryplanning.org, 301.495.1332

Patrick Butler, Chief, Upcounty Planning, patrick.butler@montgomeryplanning.org, 301.495.4561

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on March 12, 2025, which established a Planning Board date no later than July 10, 2025. The Applicant was granted a 30-day extension by the Planning Director, establishing a Planning Board date not later than August 12, 2025. The Applicant was granted a second extension for 2-months by the Planning Board, establishing a Planning Board date not later than October 12, 2025.
- The Applicant was most recently granted a third extension for 3-months by the Planning Board, establishing a new Planning Board date not later than January 12, 2026.
- The Applicant is requesting an additional 2-month extension of the review period to March 12, 2026.
- The Applicant has retained land use counsel and proposed a modified approach for the Preliminary Plan Amendment. The Applicant and Staff recently met and coordinated on the Amendment. With the upcoming holidays, additional time is needed to finalize the application for a Planning Board hearing.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends APPROVAL of the extension request.

Attachment: Applicant's Request



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Page 1 of 2

Effective: December 4, 2024

2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		_____

Plan Name: College View Campus **Plan No.** 12020017A

This is a request for extension of:

Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on (this date is the last scheduled Planning Board hearing date within the review period): 01/08/2026

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)

Casey L. Cirner

Miles & Stockbridge P.C.

Name

915 Meeting Street, Suite 1110

Affiliation/Organization

Street Address

North Bethesda

MD

20852

City

(301) 517-4817

State

Zip Code

Telephone Number

Fax Number

E-mail

We are requesting an extension for 60 days/ months until 03/12/2026 (this date must be a scheduled Planning Board hearing date).

Describe the nature of the extension request. Provide a separate sheet if necessary.

See the attached letter.

Signature of Person Requesting the Extension


Signature

12/10/2025

Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant one extension of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from

_____ until _____ (this date must be a schedule Planning Board hearing date).

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension of the Planning Board public hearing date from _____ until

_____ (this date must be a scheduled Planning Board public hearing date).



Casey L. Cirner
301.517.4817
ccirner@milesstockbridge.com

December 10, 2025

Artie Harris, Chair
Members of the Montgomery County Planning Board
c/o Jeffrey M. Server, West County Division
Maryland-National Capital Park and Planning Commission
2425 Reddie Drive, 13th Floor
Wheaton, MD 20902

Re: 4th Regulatory Extension Request
College View Campus Preliminary Plan No. 12020017A ("Preliminary Plan Amendment")
20220 Frederick Road, Germantown ("Property")
Preliminary Plan Reinstatement, Extension of Adequate Public Facilities Determination and
Subdivision Waiver

Dear Chair Harris and Members of the Montgomery County Planning Board:

On behalf of BRL Holdings LLC ("Ben Lewis"), I hereby submit this fourth regulatory extension request to continue the January 8, 2026, Planning Board public hearing for approximately 60 days or until March 12, 2026 the last Thursday within said 60-day period.¹

A 60-day regulatory extension is being requested out of an abundance of caution. The Applicant retained the undersigned counsel in conjunction with the third regulatory request. Subsequently, the Applicant, through counsel, proposed a slightly modified Preliminary Plan Amendment. The Applicant and Staff have just recently coordinated on the updated Preliminary Plan Amendment. In light thereof and the upcoming holidays, additional time is needed to finalize this application for the Planning Board public hearing. Although it is not anticipated that the full 60 days will be needed, the Applicant would rather request more time than is needed, than have this Board unnecessarily review another regulatory extension request.

We appreciate your consideration of this request and are available to answer any questions.

Very truly yours,

A handwritten signature in blue ink that reads "Casey L. Cirner".

Casey L. Cirner

cc: Matt Goundry, President, Ben Lewis Plumbing
Mike Birkland, Bohler
Kelli DiPietro, Bohler

¹ The 60-day extension is being calculated from the last calendar day of the regulatory review period established by the third regulatory extension request (January 12, 2026).